



**DECLARATION OF COVENANTS, RESTRICTIONS, PROPERTY OWNERS ASSOCIATION AND
LIMITATIONS RUNNING WITH THE LAND FOR THIRTEEN HUNDRED SUBDIVISION**

THIS DECLARATION OF COVENANTS, RESTRICTIONS, PROPERTY OWNERS ASSOCIATION AND LIMITATIONS FOR THIRTEEN HUNDRED SUBDIVISION, made and published this 17th day of November, 2014 by RD ACQUISITIONS, LLC (hereinafter, "Declarant"), hereafter referred to together with its successors-in-title who come to stand in the same relation to the property as its predecessor did as "Declarant".

WHEREAS, it is the intent of Declarant to establish a general plan and uniform scheme of development and improvement of the upon referenced property; and

WHEREAS, Declarant wishes to provide for the preservation and enhancement of property values, amenities and opportunity within the property in order to contribute to the personal and general health, safety and welfare of the property Owners and residents therein and do maintain the land and improvements therein, and to this end wish to subject the Property to the covenants, restrictions, Owners association, easements, reservations, assessments, charges, liens and other provisions hereinafter set forth;

NOW THEREFORE, for and in consideration of the premises and of the benefits to be derived by Thirteen Hundred Subdivision and each and every subsequent Owner of any of the parcels and numbered lots in said development, Declarant does hereby set up, establish, promulgate and declare the following to apply to all of said parcels, numbered lots, marina and boat dock slips and to all persons owning said parcels or numbered lots or any of them, hereafter. These covenants shall become effective immediately and run with the land and shall be binding on all persons claiming under and through RD ACQUISITIONS, LLC, their heirs, successors, successor-in-title and assigns, and Thirteen Hundred Subdivision, to-wit:

**ARTICLE ONE
DEFINITIONS**

The following terms, as used in this Declaration, shall have the following meanings:

- 1.1 **DECLARANT** Shall mean RD ACQUISITIONS, LLC, or any successor, successor-in-title, or assign who takes title to any portion of the property described on Exhibits "A" and who is designated as the Declarant in a recorded instrument executed by the immediately preceding Declarant.
- 1.2 **PARCEL AND LOT** Shall mean and refer those Lots surveyed, platted and recorded as shown in Plat Book 66, Page 283-286 Union County records, as specified in Exhibit "A".
- 1.3 **OWNER** Shall mean and refer to the record Owner, whether one or more persons or entities, of any Lot or parcel which is a part of this declaration, including contract sellers and Declarant. Owner shall not include a mortgage holder unless and until such mortgage holder has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.
- 1.4 **ASSOCIATION** Shall mean and refer to Thirteen Hundred Property Owners Association, Inc and its successors.
- 1.5 **BOARD** Shall mean and refer to the Board of Directors of Thirteen Hundred Property Owners Association, Inc and its successors and assigns.
- 1.6 **PROPERTY** Shall mean that real estate which is submitted to this Declaration as described on the plats of survey above referenced and as specified in Exhibit "A" hereof.
- 1.7 **ARC** Shall mean and refer to the Architectural Review Committee. The ARC will review and approve all construction plans.
- 1.8 **ACC** Checklist shall refer to the Architectural Control Checklist. The ACC Checklist must be completed and submitted to the ARC or Association prior to the commencement of any construction.



- 1.9 **DWELLINGS** Shall refer to houses within the Property.
- 1.10 **COMMON PROPERTY** Shall mean any and all real and personal property and easements and other interests therein, together with any facilities and improvements located thereon, now owned by Declarant and hereafter owned by the Association for the common use and enjoyment of the Owners, including without limitation, the dock, boat slips, pavilion, observation deck, fire pits, etc., located upon the Property, all of which are located at or upon the Property. Common Property includes but is not limited to the portions of the property described as roads, access easements, and Common Property, as shown on that certain plat of survey as recorded in Plat Book 66, Page 283-286, Union County Records.
- 1.11 **THE OVERLOOK** Shall refer to Lots 1 through 36
- 1.12 **DEVELOPER** Shall mean RD ACQUISITIONS, LLC, its heirs and assigns.
- 1.13 **THE RIDGE** Shall refer to Lots 54-98 and Lots 400 through 499
- 1.14 **THE STABLES** Shall refer to Lots 37 through 53 and Lots 99-199
- 1.15 **THE COVE** Shall refer to Lots 200 through 296 and Lots 300 through 370
- 1.16 **GUEST** Shall mean the natural person(s) who have been invited into the Thirteen Hundred Subdivision by an Owner. This definition does not include any person or company that has rented a residence or paid any fee to an Owner for the right to enter the subdivision or stay at a residence at a residence (remove redundant phrase "at a residence") or lot. (added in amendment 7)
- 1.17 **LONG-TERM TENANT** Shall mean a natural person(s) who rents or leases a property for at least three (3) months.

ARTICLE TWO PROPERTY SUBJECT TO THIS DECLARATION

- 2.1 **EXISTING PROPERTY.** The initial property subject to this Declaration upon the recordation hereof in the county public records, are the Property, said property being described on the plat of survey referenced herein and as specified in Exhibit "A" hereof.
- 2.2 **ADDITIONAL PROPERTY.** Additional property annexed in accordance with procedures set forth in Article Eleven (11) of this Declaration shall become subject to this Declaration. Additional property shall mean all that property and any as may be adjacent to or contiguous with the Exhibit "A" Property (or Property made a part of Thirteen Hundred) which may added to the Thirteen Hundred community in accordance with the terms of this Declaration. Property shall be deemed to be adjacent to or contiguous with property made a part of Thirteen Hundred if it physically connects to such property, at any point, or if it is separated only by a road, public or private, or water course, including any river, creek or lake. Property that borders and can be accessed off of Deyton Drive in Union County, Georgia shall also be allotted to be annexed in accordance with procedures forth in Article Eleven (11) of this Declaration shall become a part of Thirteen Hundred Subdivision and subjective to this Declaration.

ARTICLE THREE USE RESTRICTIONS

- 3.1 **SUBDIVISION OF LOTS.** The owner of Tract D of the Stables at Thirteen Hundred (1300) shall have the right to subdivide their property into two (2) lots. The owner of Lot 188 of The Ridge at 1300 Phase 2 shall be allowed to subdivide their property into two (2) lots. The owner of lot 187 of The Ridge at 1300 Phase 2 shall be allowed to subdivide their property into three (3) lots. All tract D, Lot 187 and Lot 188 subdivisions are allowed so long as such subdivision meets county, city and local building requirements. Should such property be subdivided, any and all lots so subdivided shall fully abide with all terms as laid out in the Declaration of Covenants and Restrictions and any subsequent



amendments thereto. Furthermore, each individual lot so subdivided shall be required to pay early association dues in conformance with the guidelines as set forth by the Declarant and/or Property Owners Association. The Declarant hereby reserves the right to grant additional subdivision variances as the Declarant so chooses. Other than as stated above or as reserved as a right by the Declarant, no Lot shall be subdivided after conveyed by Declarant.

- 3.2 COMMERCIAL ACTIVITY. The owner(s) of Lots 397, 397A, together with the adjacent Tract 2, shall be allowed to engage in commercial activity or a business on any of the above stated Lots and Tract. The above Lot owner(s) shall not be allowed to operate a business that involves fowl and/or livestock. Other than the excepted lots and tract above, no Lot shall be used for any commercial activity or business. The use restrictions contained within this section 3.2 shall not serve as a restriction on any use or right stated in Section 3.25 in the Declaration of Covenants, Restrictions, Property Owners Association and Limitations Running With the Land.
- 3.3 CONSTRUCTION OF HOMES. All homes and buildings must be completed within 12 months from the date construction begins.
- 3.4 DETACHED BUILDINGS. No more than one detached building shall be allowed per Lot and the detached structure shall be constructed in the same style and manner of the primary residence with regard to siding, style and roof color. Guest quarters shall be permitted above the detached garage. Detached garages shall be constructed during or after the completion of the home.
- (a). A small covered shelter for horses may be constructed. The structure shall be placed to the rear of the Lot at the furthest point away from the road and shall not be a nuisance for the adjoining Lot Owners.
- 3.5 FENCES. Fences must be constructed of only wood products and must be approved by Association. The Association may allow black aluminum or iron fence.
- 3.6 LANDSCAPING. All residents must do a reasonable amount of landscaping. The reasonableness of the amount of landscaping done is to be determined by the Association. Each lot shall be maintained in a neat and attractive condition including but not limited to mowing and/or weed eating so as not to become an eyesore to adjoining lots.
- 3.7 PONDS AND WATER FLOW. No building of ponds, redirection or restriction of water flow in any creek, stream, branch or spring is permitted. Maintenance of existing ponds, creeks, streams, branches, or springs is allowed.
- 3.8 LAND DISTURBING ACTIVITIES. No mining, quarrying, drilling, or other such land disturbing activities shall be permitted on any portion of said property. Provided, however, land disturbing activities as necessary for construction of road, trails, utility lines, house sites, driveways, septic tanks and drain fields shall be permitted so long as all disturbances for any and all such land disturbing activities are done in an environmentally sound manner with minimal impact on the sensitive water environment and resources including but not limited to (i) the construction and maintenance of all sedimentation fences, etc, necessary to prevent all sedimentation, siltation, erosion, etc. from entering into the said streams, branches and/or springs and (ii) taking all steps necessary to prevent chemicals and/or pollutants from entering into the said streams and/or branches. Lot Owner shall adhere to the MOUNTAIN PROTECTION ORDINANCE FOR UNION COUNTY if Lot elevation is 2,200 feet or higher.
- 3.9 CUTTING OF TREES. Lot Owners shall make every effort to maintain as much of the natural tree canopy as possible. Cutting for views must be approved by the Declarant or the Association and Owners shall only remove 10 percent of the trees on their Lot without the prior written consent of the Association. Furthermore, no tree with a diameter of 8 inches or larger may be removed without the consent of the Association. All trees that have been cut must be entirely removed from property immediately.
- (a) Lots above 2,200 feet elevation shall adhere to the MOUNTAIN PROTECTION ORDINANCE FOR UNION COUNTY
- (b) No trees may be cut on individual Lots without prior approval of the Declarant or ARC unless home construction plans have been approved.
- 3.10 ANTENNAS AND SATELLITE DISHES. No large antenna or satellite dishes of more than 18 inches in diameter are permitted.
- 3.11 EROSION CONTROL. Owners must construct erosion control methods such as siltation fences and/or screens, etc. during the home building process.



- 3.12 NOISES. No loud or obnoxious noise, including but not limited to, incessant dog barking, shall be permitted.
- 3.13 ADVERTISING. No advertising shall be allowed on any Lot, except if a Lot is For Sale, then it may be advertised as such. No For Sale signs may be placed on a Lot until such time as more than eighty percent of Lots have been sold by Declarant, or until such time as Declarant turns over control of the Association, or 1 year from the recording of this Declaration, whichever is earliest.
- (a) For Sale signs shall not be larger than 24 inches by 24 inches and shall be constructed in the same manner and color of the original lot sign and constructed of wood, metal or corrugated plastic. No paper, bright colored or standard For Signs permitted. The sign shall be mounted to the original Lot poste or placed a new 4 inch by 4 inch wooden post that has been placed upon the Lot. No metal framed sign holders permitted. Only one For Sale sign shall be placed on the Lot and all sighs must be approved by Declarant or the Association.
- (b) Declarant may specify a central location for all For Sale signs or material to be placed; for example, at the front of the Property.
- 3.14 PROPANE TANKS. All propane tanks shall be placed underground.
- 3.15 SEWAGE DISPOSAL. All septic systems shall be approved by the Union County Health Department or its respective governing agent at the time of construction.
- 3.16 TEMPORARY STRUCTURES. No structure of a temporary character, such as a basement, trailer, tent, shed, shack, garage, barn or other outbuilding will be used on any Lot at any time as a residence whether temporarily or permanently. Provided, however, that this paragraph shall not be deemed or construed to prevent the use of temporary construction, shed, or trailer during the period of actual construction of any residential structure on the such property, or the use of adequate sanitary toilet facilities for workmen which may be provided during such construction. All temporary structures shall be removed upon occupancy of the primary dwelling. No outbuilding, garage, shed, shack, tent, trailer or temporary building of any kind shall be erected prior to commencement of the construction process.
- 3.17 MANUFACTURED HOME OR MOBILE HOME. No manufactured home or mobile home of any type shall be used or located on any Lot at any time whether temporarily or permanently.
- 3.18 RESIDENTIAL USE. There shall be only one single family, private, residential dwelling per parcel or Lot. No further subdivision of parcels or Lots shall be allowed. No residence may be used as a school, church, kindergarten, or business/commercial enterprise of any type and no such activity shall take place on any parcel or Lot whether temporarily or permanently. No accumulation of discarded personal effect, debris, waste or garbage shall be permitted on any Lot at any time.
- 3.19 CLOTHESLINES. No clotheslines or outside drying area shall be located on any parcel or lot.
- 3.20 GARBAGE AND TRASH CONTAINERS. No parcel or Lot shall be used or maintained as a dumping ground for rubbish, trash, or other waste. All trash, garbage, and other waste shall be kept in sanitary containers except as required during trash collection.
- 3.21 PETS. No animals, livestock, cattle, goats, pigs or poultry shall be raised, bred, kept or maintained on any parcel or Lot, except that dogs, cats, or other ordinary household pets may be kept, provided that they are not kept, bred, or maintained for commercial purposes. No pet shall be permitted outside the boundaries of the Owners Lot unless accompanied by their Owners and all dogs must be on a leash.
- (a) Horses and ponies shall be permitted on Lots greater than 2 acres in size if said Lot has at least one acre of grazing land. No more than one horse per acre of land permitted.
- (b) No horses or ponies shall be permitted in the Overlook.
- 3.22 RECREATIONAL VEHICLES. No recreational vehicle ("RV") shall be used on a Lot as temporary or permanent residence, nor shall recreational vehicles be parked on subdivision roads within the development; however, recreational vehicles may be parked on said lots provided that they are enclosed with a structure that has the same siding as the house located on the Lot. Professionally "State Licensed" RV's of 20 feet or longer in length shall be allowed on said Lot up to 3 consecutive days during a 30 day period, however, concrete pads or temporary power poses shall not be permitted.



- 3.23 NUISANCES. No Lot shall be used in whole or in part for any illegal activity or for the storage of rubbish of any character whatsoever or for the storage of any property or thing that will cause such Lot to appear in any unclean or untidy condition or that will be obnoxious to the eye; nor shall any substances, thing, or material be kept upon any Lot that will emit foul or obnoxious odors or that will cause any noise that will or might disturb the peace, quiet, comfort, or serenity of the occupants of surrounding property.
- (a) No automobiles, trucks, or other motor vehicles without a current year license tag may be placed or allowed to remain on the property.
 - (b) No trail bikes, three and/or multi wheelers, dune buggies, all-terrain vehicles or other externally mounted engine vehicles shall be permitted in the development, including the Common Property, except for ingress and egress. Golf carts shall be permitted; however, all such vehicles shall be properly muffled so as not to disturb occupants of the surrounding property.
- 3.24 TOWERS. No tower, of any kind, shall be erected.
- 3.25 LEASES. All rentals or leases of any property must be for a minimum of five days in duration unless a lease for a shorter amount of time is approved by the Association. All leases must be in writing.
- (a) Under no circumstances shall a lease for an outbuilding or guest quarters be permitted. Any usage of outbuilding or guest quarters must be as part of a lease of the entire property under the terms herein.
 - (b) Lot Owners are fully responsible for their tenants and must give written notice to the Association of their intent to lease or rent their property. Additionally, the Association must be supplied with the name of each lessee and their contact information.
 - (c) No leases shall be permitted in The Overlook.
 - (d) Property owners that lease their property shall obtain renters insurance and provide such to the board.
 - (e) A fee of seventy-five dollars (\$75.00) shall be assessed to rental properties and four (4) parking passes shall be supplied to renter. Additional parking passes may be obtained for five dollars (\$5.00) each. Vehicles without the parking pass may be towed at owners' expense.
 - (f) Property owners shall supply lease occupants with a copy of Thirteen Hundred's rules and regulations prior to arrival.
 - (g) Lease occupants may be required to check in with security upon arrival.
- 3.26 BOATS AND BOAT TRAILERS. Boats and Boat trailers may be stored in the driveway of a house for no more than five days out of any thirty-day period. Boats and boat trailers may be stored in the garage or on a Lot if, and only if, the boat or trailers cannot be seen from adjoining Lots. Boats or trailers shall be removed immediately upon request of Declarant or Association.
- 3.27 GATE. The gate at The Overlook shall be maintained by the Association
- 3.28 CAMPERS AND TRAILERS. No campers or utility trailers may be stored on a lot for more than two weeks per year unless they are stored in a garage.
- 3.29 COMMON PROPERTY/COMMON PROPERTY. There shall be no obstruction of the Common Property, nor shall anything be kept, parked or stored on any part of the Common Property without the prior written consent of the Association, except as specifically provided herein. This includes, but is not limited to parking in any of the roadways or streets that serve the subdivision, or the cul-de-sacs, or the Common Property.
- (a) Neither the Declarant nor the Association shall be liable for any damage or injury resulting from such use of the Common Property to the extent permitted by law.
- 3.30 ALL-TERRAIN VEHICLES. All-terrain vehicles may be driven on the property if such vehicle is properly insured and so long as the use of such vehicle does not disturb or disrupt the ambience of the community. (There are two 3.30 in Covenants)
- 3.30 DOCKS. Owners of property with lake access that intent to place a dock on said property shall submit dock permits for approval to the Tennessee Valley Authority (TVA) (There are two 3.30 in Covenants)
- 3.31 COMMON DOCKS. The community dock, boat slips, boat ramp and pavilion shall be located at the lakeside common area by Lot 225.



**ARTICLE FOUR
BUILDING REQUIREMENTS**

4.1 MINIMUM BUILDING REQUIREMENTS. The following shall be minimum requirements for construction of any improvement on any Lot. All construction plans shall be approved by the Association or the Architectural Review Committee ("ARC"). The ARC shall review the plans to determine if they meet the style incorporated throughout the Property. A high emphasis shall be placed on curb appeal and each dwelling must blend within the mountain setting.

(a) Dwelling Size.

1. The minimum size home construction in The Overlook shall consist of no less than 1,800 square feet of heated floor space for single story dwellings. The square footage will exclude porches, garages and unfinished basements. The minimum footprint shall be no less than 1,600 square feet for multi-level structures, and shall not include garages, terraces or porches. Square footage measurements shall be taken from the outside exterior walls of dwellings. Each dwelling in The Overlook must have a minimum two (2) car attached or detached garage. Garage doors must be constructed of high quality materials and carriage doors are recommended. No front loading garages will be permitted without prior approval of the ARC. At no time shall a front loading garage be permitted unless extreme topography warrants such a variance. Home in the Overlook are to reflect the so-called "Craftsman" architectural style. In addition to all the regulations required in Article 4.3, all plans for home to be constructed in The Overlook must be approved as meeting the "Craftsman" style requirement by the Declarant for so long as Declarant maintains control and authority pursuant to the covenants and Restrictions. Once authority passes to the Association and/or ARC, said additional "Craftsman" style requirements shall be approved by such governing authority prior to construction.

2. The minimum size home construction in The Ridge shall consist of no less than 1,600 square feet of heated floor space for single story dwellings. The square footage will exclude porches, garages and unfinished basements. The minimum footprint shall be no less than 1,400 square feet for multi-level structures, and shall not include garages, terraces or porches. Square footage measurements shall be taken from the outside exterior walls of dwellings.

3. The minimum size home construction in The Stables shall consist of no less than 1,400 square feet of heated floor space for single story dwellings. The square footage will exclude porches, garages and unfinished basements. The minimum footprint shall be no less than 1,200 square feet for multi-level structures, and shall not include garages, terraces or porches. Square footage measurements shall be taken from the outside exterior walls of dwellings.

4. The minimum size home construction of Lots 201-225 of The Cove shall consist of no less than 1,800 square feet of heated floor space for single story dwellings. The square footage will exclude porches, garages and unfinished basements. The minimum footprint shall be no less than 1,600 square feet for multi-level structures, and shall not include garages, terraces or porches. Square footage measurements shall be taken from the outside exterior walls of dwellings. Each dwelling must have a minimum two (2) car attached or detached garage. Garage doors must be constructed of high quality materials and carriage doors are recommended. No front loading garages will be permitted without prior approval of the ARC. At no time shall a front loading garage be permitted unless extreme topography warrants such a variance.

5. The minimum size home construction of Lot 200 & Lots 226-294 and Lots 300-361 of The Cove shall consist of no less than 1,400 square feet of heated floor space for single story dwellings. The square footage will exclude porches, garages and unfinished basements. The minimum footprint shall be no less than 1,200 square feet for multi-level structures, and shall not include garages, terraces or porches. Square footage measurements shall be taken from the outside exterior walls of dwellings.

6. Declarant reserves the right to provide variances to provisions stated above in Article 4.1 (a) (1), (2), (3), (4) and/or (5) as might be deemed necessary and allowable by law for up to five years from the date of these covenants provided Declarant still owns a Lot in this subdivision or until Declarant turns this authority over to the Association at an earlier time, at Declarant's sole discretion. Once Declarant turns over the authority to grant a variance under this paragraph, the Association shall have the right to provide variances to this provision as might be deemed necessary and allowable by law.

(b) Construction. All dwellings must be site-built and constructed of either, brick, block, rock, wood or stucco. No vinyl or aluminum siding permitted.



- (c) System Built Homes. System built homes are not permitted unless prior approval of the Association or ARC.
- (d) Color. The ARC shall attempt to keep the exterior color schemes in harmony with the natural surroundings, and thus keeping a strong emphasis on earth tones. No bright colors will be permitted.
- (e) Staining and Painting. Staining and/or painting of all exterior surfaces of improvements shall be adequately done by Lot Owner as needed or at least once every 10 years. Log homes shall be stained a minimum of every three years.
- (f) Roof and Pitch. All roofs on dwellings shall have at least a 6:12 pitch. Flat roofs shall only be permitted over porches and deck areas. Standing seam metal roofs are permitted.
- (g) Driveways. All driveways and parking areas shall have a hard surface constructed of either concrete, asphalt or pavers. Driveways shall not be constructed without prior approval of the Declarant or ARC.
- (h) Building Location. All building must meet local building codes and setback requirements. In the event that there are no building codes for the area, the Southern Building Code will apply.
- (i) Garages. No front loading garages shall be permitted unless pre-approved by the ARC. Variances shall be granted only when the lay of the land dictates such a variance is required.
- (j) Foundations. Dwelling foundations shall be finished with brick, stone, stucco or be built of split-face block what has the appearance of natural stone. No exposed block shall be permitted. All retaining walls shall be constructed of cement or cement blocks and finished to the same standards. Railroad ties shall not be permitted of the construction of retaining walls.
- (k) Utility Lines. All utility lines (including electrical, telephone and cable TV lines) shall be placed underground.
- (l) Signs. No signs of any type shall be displayed to public view on any portion of said property except (i) one sign advertising the property For Sale and as provided for in this declaration, or a temporary builder sign that is no larger than 24 inches by 24 inches and (ii) one sign identifying the residence by Owner's name and its Emergency 911 address. All such signs shall be professionally lettered and neatly installed and must be approved by the Declarant or ARC.
- (m) Property Appearance. The Owner of each Lot (whether vacant or occupied) in the subdivision shall maintain the Lot in a neat and attractive condition.
- (n) Swimming Pools. In ground pools shall be permitted but must have prior approval of the Association of ARC prior to construction. No above ground pools permitted.
- (o) Landscaping. Landscaping around dwellings shall be completed within three months of completion of construction.
- (p) Irrigation. Lawn irrigation is strongly encouraged.
- (q) Builders. All Contractors, builders and subcontractors must be approved by the Association or ARC prior to start of construction. Declarant shall have the sole authority to approve or disapprove of contractors.
- (r) Miscellaneous Controls. There shall be no window air conditioning units. No lattice shall be allowed on houses and no exposed concrete or block wall permitted.

- 4.2 PARCEL OR LOT SIZE. Declarant shall have the right to combine any lots or parcels, or portions of lots or parcels into other lots that are a part of this subdivision, in effect changing the boundary line of the lots so long as the Lot size meets county, city and local building requirements. The Declarant shall have the authority and hereby grants to the owner of Tract D the right to subdivide their Tract one time so long as such subdivision meets county, city and local building requirements. Should such property be subdivided, and all lots so divided shall fully abide by all terms as laid out in the Declaration of Covenants and Restrictions and any subsequent amendments thereto. Furthermore, each individual lot so subdivided shall be required to pay yearly association dues in conformance with the guidelines as set forth by the Declarant and/or Property Owners Association.



The Declarant hereby reserves the right to grant additional subdivision variances as the Declarant so chooses. However, other than the above exception for Declarant, no residential parcel or Lot shall be subdivided into smaller tracts than the original tract size as shown on the above reference plats of survey. The Association does not have any authority to grant variances under this paragraph.

- 4.3 ARCHITECTURAL AND BUILDING CONTROLS. With the specific exception of Declarant, all building plans with regard to exterior color and overall aesthetic appeal must be approved by Declarant for three years from the date of these covenants provided Declarant still owns a Lot in this subdivision or until Declarant turns over authority to the Association at an earlier time, at Declarant's sole discretion. Once Declarant no longer has the authority to approve building plans pursuant to this paragraph they must be approved by a two-thirds vote of the Board of Directors for the Association with regard to exterior color and overall aesthetic appeal. It is the aesthetic goal of this development that all improvements shall be uniform in appearance. All construction shall be in compliance with state and local building codes at all time. In the event that there are no building codes for the area, the Southern Building Code will apply.
- (a) The standard for approval of building plans shall include, but not be limited to: (i) aesthetic consideration; (ii) materials to be used; (iii) compliance with the standards then in effect at the Property and widely adopted (the "Community-Wide Standard"), this Declaration, or the design standards which may be adopted by the Association or Architectural Review Committee (ARC); (iv) harmony with the external design of the existing buildings, lots and structures, and the location in relation to surrounding structures and topography; and (v) any other matter deemed to be relevant or appropriate by the Board or ARC.
 - (b) Before construction commences, Owner's must present two copies of blue line schematic drawings to the ARC and a completed Architectural Control Checklist ("ACC Checklist") for approval. The ACC Checklist consists of the following:
 - i. Two copies of preliminary site plan disclosing location of all improvements to be placed upon Lot;
 - ii. Two copies of schematic drawings of home, locating improvements on Lot, showing elevation on all four sides, color schemes, building materials and all site improvements;
 - iii. Proof of insurance, builder's risk, errors and omission, liability and workmen's compensation;
 - iv. List of all subcontractors to be used during construction.
 - (c) Upon receipt of a completed ACC Checklist, the ARC must respond within thirty days for final approval.
 - (d) One copy of site plan and schematic drawings will be returned to Owner.
 - (e) Property Owners are responsible for agents, employees, contractors and subcontractors.
 - (f) For so long as Declarant shall hold For Sale in the ordinary course of business a Lot in Thirteen Hundred Subdivision, Declarant shall not be required to submit any plans for approval. However, Declarant must abide by the limitations, controls and restrictions of these Declarations.
 - (g) Review and approval of any application pursuant to the Paragraph may be made on any basis, including solely the basis of aesthetic considerations, and the Declarant, Association or ARC shall bear any responsibility for ensuring the design, quality, structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes, zoning regulation and other governmental requirements. Neither the Association, the ARC, the Declarant nor member of any of the foregoing shall be held liable for any injury, damages or loss arising out of the manner, design or quality of approved construction on or modifications to any Lot.
 - (h) The ARC shall have the authority and standing, on behalf of the Association, to impose reasonable fines and to pursue all legal and equitable remedies available to enforce the provisions of this Paragraph and its decisions.

ARTICLE FIVE MAINTENANCE OF ROADWAY, IMPROVEMENT, COMMON PROPERTY

- 5.1 The roads within Thirteen Hundred Subdivision are and will remain private roads, and be maintained and repaired by the Property Owners Association, Inc.
- 5.2. Declarant shall maintain the roads within the Property until Declarants deeds the roads to the Association (all such roads collectively referred to herein as the ("Private Road") upon the first Association meeting. Each Lot Owner covenant and agrees



to participate and cooperate, on a pro rata basis, in the repair, replacement, maintenance and operation of the Private Roads and to maintain all slopes and other supports on all Lots for purposes of providing lateral support to the Private Road including, but not limited to, costs, repair and expenses. It is expressly acknowledged and understood by the Lot Owners that damage to the subdivision road caused directly by any construction or other activities of a particular Lot Owner shall be the responsibility of said Owner to repair. Said damage shall include, but not be limited to, that damage caused by irresponsible use of and/or loading on said road during adverse condition. Declarant shall deed the roads to Association once Declarant conveys all the Lots in the subdivision; provided, however, nothing shall prevent Declarant from deeding the roads at an earlier time at Declarant's sole discretion.

- (a) Upon approval of the ARC of building plans submitted to it, pursuant to section 4.3 above, there will be due a \$2,000.00 fee, ("Impact Fee") from each Lot Owner, for maintenance and road improvement. Any approval given shall be contingent upon receipt of the fee, whether specified or not in said approval. This fee shall be paid before any construction on said site shall begin. If the Lot Owner fails to pay this fee before construction begins, the ARC may file a lien against Owner's property; withdraw any prior approval given, or any other remedies available at law or in equity.
 - (b) So long as Declarant is responsible for maintaining the subdivision roads, the above Impact Fee shall be used by Declarant to repair roads. Declarant shall keep this money in an escrow account, and keep an accurate accounting of how this money was used for road maintenance. Any funds in this escrow account for road development shall, upon Declarant relinquishing this responsibility to the Association, be turned over to the Association.
- 5.3 RESPONSIBILITY. Owners shall be solely responsible for any repairs, costs of such repair, for the acts of their guests, invitees, agents or family members for damage to the private roads caused by gross negligence, intentional misfeasance of usage of the Private Road in a manner not constituting reasonable, ordinary, everyday or typical use of the Private Road. All such repairs shall be completed in a timely and workmanlike manner.
- 5.4 MAINTENANCE OF COMMON PROPERTY/AREA. Declarant shall maintain and keep in good repair the Common Property until he deeds the Common Property to the Association, at which time the Association shall take title to said property. Thereafter, the Association shall maintain and keep in good repair the Common Property. This maintenance shall include, without limitation, all maintenance, repair, and replacement subject to any insurance then in effect, of all landscaping grass areas, paving, and other improvement, if any, situated on the Common Property.

ARTICLE SIX EASEMENTS

- 6.1 EASEMENT GRANTS. The following easements are hereby granted and/or reserved over, across, and through the property.
- (a) ROAD INGRESS AND EGRESS. There is hereby granted to all subdivision parcel or Lot Owners, their heirs, successors, and assigns, and to all Owners of the limited Common Property, their heirs, successors, an assigns a reciprocal easement for ingress and egress across all roadways contained in the subdivision as well as access from the public roads to the subdivision roads.
 - (b) PUBLIC EASEMENTS. Fire, police, health, sanitation, medical ambulance and other public service personnel and their vehicles have a perpetual, nonexclusive easement of ingress and egress over and across all roadways contained in the subdivision for the performance of their respective duties.
 - (c) GATED ENTRANCE. Thirteen Hundred Subdivision will have a gate across the entrance to the subdivision. Such gate and its use shall be governed by the Association and said gate shall not inhibit, in any way, the peaceful and unfettered enjoyment of the easements described herein.
 - (d) UTILITY EASEMENTS. Declarant does hereby establish for the benefit of, and grant and convey to, the Owner of each Lot, a perpetual, nonexclusive easement appurtenant to each of the other Lots for the purpose of construction, installation, maintenance, repair, replacement, renewing, connecting into and use by such Owner of gas, telephone, power, water, sewer, or other utility lines serving any portion of a Lot within ten feet of the boundary line(s) of any Lot(s), providing there are no buildings or structures constructed in such areas. All such utility lines shall be installed and maintained below the ground level or surface of the Lots (except for such parts thereof that cannot be and are not customarily placed below the surface, such as transformers and control panels) which shall be placed in such location as approved by the Owner of the affected Lot.
 - (e) OVERLOOK. Lots 19 and 22 through 29, located in The Overlook shall have an access easement to be able to bore under the road for sewage disposal system installation if needed.



**ARTICLE SEVEN
THIRTEEN HUNDRED SUBDIVISION PROPERTY OWNERS ASSOCIATION**

- 7.1 **MEMBERSHIP.** All parcels or Lot Owners shall become members of THIRTEEN HUNDRED PORPERTY OWNERS ASSOCIATION, INC. ("Association") at time of closing. Each parcel or Lot shall enjoy one vote only regardless of whether the parcel or Lot is owned by multiple titleholders owning jointly. The Declarant and its successors are all members of the Association until all Lots are sold. The Association, acting through its Board of Directors shall have the rights and authority as set forth in the Declaration and in the By-Laws, to be adopted by the Declarant or the Association as set forth herein.
- 7.2 **CONTROL BY DECLARANT.** Declarant shall have the absolute authority to control the Association until Declarant has sold all lots subject to this Declaration. Declarant may relinquish control to the Association sooner in Declarant's sole discretion. Member of the Association, including Declarant after control is relinquished, are entitled to one vote per Lot owned. Declarant may establish by a separate document rules governing the affairs of the Association. Once Declarant has relinquished control, the Association may amend those rules by a seventy-five percent approval, or alternatively establish rules governing said Association with a seventy-five percent approval, if Declarant fails to establish those rules.
- 7.3 **MEETING.** An Association meeting shall be called and convened each year at some time during the first two weeks of August after Declarant has relinquished control of the Association. Declarant, or an assigned representative, shall preside as temporary chairman at the first Association meeting and shall serve as the Board of Directors until such time as the Declarant no longer has control or has relinquished control, at which time a special meeting shall be called and a new Board of Directors shall be elected. Written notice of any meeting called shall be sent to all Association members not less than thirty days or more than sixty days in advance of the meeting. At the meetings the presence of members either in person or by proxies entitled to cast fifty percent of all votes shall constitute a quorum.
- (a) The acts approved by a majority of those present at a meeting either in person or by proxies at which a quorum is present shall constitute the acts of the members, except when approval by a greater number of members is required by the Declaration or By-Laws.
- 7.4 **ASSESSMENTS.** The annual Association assessment shall be four hundred dollars (\$400.00) per lot, per year.
- (a) The Lot Owners of each Lot owned within the Property, by acceptance of a deed, therefore, hereby covenants, whether or not is shall be so expressed in such deed, and is deemed to covenant and agree to pay the Association's annual assessments and special assessments subject to the terms of this paragraph
- (b) Declarant and later the Association shall keep the Assessment funds in an escrow account, and keep an accurate accounting of how this money was used. Any funds in this escrow account, upon Declarant relinquishing this responsibility to the Association, shall be turned over to the Association.
- (c) Annual assessments are due the 1st day of January of each new calendar year.
- (d) No assessments shall be required for Lots or property owned within Thirteen Hundred by Declarant until said Lots or property has been conveyed.
- (e) Lot Owners that own more than three vacant Lots shall be assess \$400 on the first two Lots and \$200 for each subsequent Lot. If a structure is erected on any vacant Lot; that property shall be assessed \$400
- (f) Lot Owners in The Overlook may be assessed additional fees that are associated with yearly gate maintenance, if maintenance costs are above normal operating expenses.
- 7.5 **ASSESSMENT PURPOSE.** Annual assessments shall be used for road maintenance (all roads), landscaping, entrance gate maintenance, insurance premiums, taxes, utility fees and improvements, maintenance, cleaning and caring of the Common Property regardless of whether the Declarant or later the ARC desires to use said assessments for that exclusively promote the recreations, health, safety and welfare of the residents in the subdivision; provided, however, the maintenance of Common Property and the payment of insurance described above shall be given absolute priority over any other use of the Assessments that may be determined by the Association at a later date.
- (a) The annual assessment shall be used to mow the grass along the edges of the road and mow the Common Property a minimum of two times per month during the months of April through November, or as needed, to maintain community appeal.
- 7.6 **SPECIAL ASSESSMENTS.** Special assessments may be made for any lawful purpose by the approval of seventy-five percent of the membership at the meeting once a quorum is established.



7.7 DELINQUENT ASSESSMENTS.

- (a) If the annual or special assessments, or assessments for maintenance of Common Property, are not paid on or before fifteen days after the date when due, then such assessment shall become delinquent and shall, together with interest thereon and costs of collection thereof as hereinafter provided, thereupon become a continuing lien on the property which shall bind such property in the hands of the then Owner, his heirs, devisees, personal representatives and assigns. If the Association files a claim of lien on the public records of Union County, against any Lot, a lien fee shall be added to the unpaid assessment and secured by the lien hereby created.
- (b) If the annual assessment is not paid within thirty days after the date when due, the assessment shall bear interest from the date of the delinquency at the rate of fifteen percent per annum, or the maximum allowed by law, whichever is less. The Association may bring an action of law against the Owner personally obligated to pay the same or to foreclose the lien against the property, in the same manner as foreclosure of a mortgage, and there shall be added to the amount of such assessment interest as provided herein together with the costs of the action and collection of the assessment, including a reasonable attorney's fee and costs and fees on appeal. Reasonable attorney's fees and costs of collection shall be recoverable whether or not suit is brought. In addition, if the annual assessment is not paid within thirty days after the date when due, then the Owner shall lose right to use of Common Property and assigned slips (excluding subdivision roads) until such time as assessments are paid in full.
- (c) The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien; however, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessment as to payment which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessment thereafter becoming due or from the lien thereof.
- (d) The Association shall upon demand at any time furnish to any Lot Owner liable for said assessment a certificate in writing and in recordable form, signed by an officer of the Association, setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

7.8 INSURANCE

- (a) The Association's Board ("Board") or its duly authorized agent shall have the authority to and shall obtain insurance for all insurable improvements on the Common Property. This insurance shall include fire and extended coverage, including coverage for vandalism and malicious mischief and shall be in an amount sufficient to cover the full replacement cost of any repair or reconstruction in the event of damage or destruction from any such hazard. Alternatively, the Association may purchase "all-risk" coverage in like amounts.
- (b) The Declarant shall obtain a public liability policy applicable to the Common Property covering the Association and its members for all damage or injury caused by the negligence of the Association or any of its members or agents in their capacities as such, and if reasonably available, directors' and officers' liability insurance. The public liability policy shall have a combined single limit of at least one million dollars (\$1,000,000.00). The Association shall be responsible to ensure this policy stays intact once the Common Property is turned over to the Association.
- (c) The Declarant or Association shall obtain a policy to cover the replacement of any amenities within the Common Property if destroyed.
- (d) Insurance coverage obtained by the Association shall be written in the name of the Association, as trustee, for the respective benefitted parties, as further identified in subparagraph (ii) below. Such insurance shall be governed by the provisions hereinafter set forth:
 - i. All policies shall be written with a company licensed to do business in Georgia;
 - ii. All policies on the Common Property shall be for the benefit of the Association and its members. Any policies covering improvements on Lots shall be for the benefit of Lot Owners and their Mortgagees, as their interests may appear.
 - iii. Exclusive authority to adjust losses under policies obtained by the Association shall be vested in the Board; provided, however, no Mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related thereto;
 - iv. In no event shall the insurance coverage obtained and maintained by the Association hereunder be brought into contribution with insurance purchased by individual Lot Owner's, occupants, or their Mortgagees, and the insurance carried by the Association shall be primary;
 - v. All casualty insurance shall have an inflation guard endorsement and an agreed amount endorsement if these are reasonably available and all insurance policies shall be reviewed annually by one or more qualified persons, at least one of whom must be in the real estate industry and familiar with construction in the county where the property is located;
 - vi. The Board shall be required to make every reasonable effort to secure insurance policies that provide for the following:

Thirteen Hundred

- (1). A waiver of subrogation by the insurer as to any claims against the Association, the Association's manager, the Owners and their respective tenants, servants, agents, and guests.
 - (2). A waiver by the insurer of its rights to repair and reconstruct instead of paying cash
 - (3) A provision that no policy may be canceled, invalidated, suspended or subject to non-renewal on account of any one or more individual Owners;
 - (4) A provision that no policy may be canceled, invalidated, suspended , or subjected to non-renewal on account of any defect or the conduct of any director, officer, or employee of the Association or its duly authorized manager without prior demand in writing delivered to the Association to cure the defect or to cease the conduct and the allowance of a reasonable time thereafter within which a cure may be effected by the Association, its manager, any Owner or Mortgagee;
 - (5) That any "other insurance" clause in any policy exclude individual Owners policies from consideration' and
 - (6) That no policy may be canceled or substantially modified or subjected to non-renewal without at least thirty days prior written notice to the Association.
- (e) Each Owner covenants and agrees that in the event of damage and destruction of structures on their Lots(s), Owner shall proceed promptly to repair or to reconstruct the damaged structure in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with this Declaration, unless a determination not to rebuild is made. The Owner shall pay all costs of repair or reconstruction which are not covered by insurance proceeds. In the event that the structure is totally destroyed and a determination is made not to rebuild or to reconstruct, Owner shall clear the Lot of all debris and return it to substantially the natural state in which it existed prior to the beginning of construction and thereafter the Owner shall continue to maintain the Lot in a neat and attractive condition consistent with the community-wide standard.

7.9 REPAIR AND RECONSTRUCTION. In the event of damage to or destruction of all or any part of the Common Property as a result of fire or other casualty, unless at least eighty percent of the Lot Owners, vote not to proceed with the reconstruction and repair of the structure, the Association or its duly authorized agent shall arrange for and supervise the prompt repair and restoration of the damaged structures.

- (a) **Cost Estimates.** Immediately after a fire or other casualty causing damage to the Common Property, the Association shall obtain reliable and detailed estimated of the cost of repairing and restoring the structures to substantially the condition which existed before such casualty, allowing for any changes or improvements necessitated by changes in applicable building codes. Such costs may also include professional fees and premiums for such bonds as the Association determines to be necessary.
- (b) **Source and Allocation of Proceeds.** If the proceeds of insurance are not sufficient to defray the costs of reconstruction and repair, as determined by the Association, or if at any time during the reconstruction and repair or upon completion of reconstruction and repair the funds for the payment of the costs thereof are insufficient, a special assessment shall be made against all of the Lot Owners without the necessity of a vote of the members. If after repair and reconstruction is completed there is a surplus of funds, such funds shall be common funds of the Property to be used as directed by the Board.
- (c) **Plans and Specifications.** Any such reconstruction or repair shall be substantially in accordance with the plans and specifications under which the structures were originally constructed, except where changes are necessary to comply with current applicable building codes or where improvements not in accordance with the original plans and specifications are approved by the Association.
- (d) **Construction Fund.** The net proceeds of the insurance collected on account of a casualty and the funds collected by the Association from assessments against Lot Owners, if any, on account of such casualty shall constitute a construction fund which shall be disbursed in payment of the cost of reconstruction and repair in the manner set forth in this Paragraph to be disbursed by the Association in appropriate progress payments to such contractor(s), supplier(s) and personnel performing the work or supplying materials or services for the repair and reconstruction of the buildings as are designated by the Association.
- (e) **Damages to or Destruction of Dwellings on Lots.** In the event of damage to or destruction of structures on a Lot, the Owner shall proceed promptly to repair or to reconstruct the damaged structure in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with this Declaration, unless a determination not to rebuild is made by the Lot Owner in cases of substantial damage or destruction. If the structure is substantially destroyed and a determination is made not to rebuild or to reconstruct, the Owner shall clear the Lot of all debris and return it to substantially the natural state in which it existed prior to the beginning of construction, and, thereafter, the Owner shall continue to maintain the Lot in a neat and attractive condition consistent with the Community-Wide Standard.
- (f) **Tree Damage on Lot.** The Lot Owner shall proceed promptly to remove all damaged or fallen trees or those that have been cut on said lot.

7.10 SALE OF LOTS. Within thirty days after receiving title to a Lot, the purchaser of the Lot shall give the Association written



notice of their Ownership of the Lot(s). Upon failure of an Owner to give the required notice within the thirty-day time period provided herein, the Association may levy fines against the Lot and Owner thereof, and assess the Owner for all costs incurred by the Association in determining their identity.

- 7.11 SECURITY. The Declarant or Association may, but shall not be required to, from time to time, provide measures or take actions which directly or indirectly improve safety on the Property; however, each Owner, for himself or herself and his or her tenants, guests, licensees, and invitees, acknowledges and agrees that the Association is not a provider of security and shall have no duty to provide security on the Property. It shall be the responsibility of each Owner to protect his or her person and property and all responsibility to provide security shall lie solely with each Lot Owner. Neither the Declarant nor the Association shall be held liable for any loss or damage by reason of failure to provide adequate security or effectiveness of security measures undertaken,
- 7.12 ESCROW ACCOUNT. All funds collected are required to be held in an escrow account under these covenants.
- 7.13 DECLARANT'S RIGHT TO ASSESSMENTS. So long as Declarant owns and/or maintains the Common Property, Declarant shall have the right to the proceeds collected by the Association from any and all Assessments to pay for the maintenance, taxes and insurance of the Common Property. In the event the Association fails to reimburse or pay, on demand, the Declarant the amounts necessary as set forth above, the Declarant shall have the right, by written notice each Lot Owner, to instruct that all further Assessments be paid to Declarant in lieu of the Association, and to enforce non-payment of Assessments by Lot Owners in such an event in the manner set forth above.
- 7.14 DECLARANT'S EXEMPTION FROM ASSESSMENTS. Declarant shall forever be exempted from paying any assessment of any kind. Said exemption shall in no way restrict Declarant's right to full use and enjoyment afforded to every other Lot owner within the Thirteen Hundred subdivision.

ARTICLE EIGHT PROPERTY RIGHTS IN COMMON PROPERTY

- 8.1 USE OF COMMON PROPERTY. There shall be no obstruction of the Common Property, nor shall anything be kept, parked or stored on any part of the Common Property without written consent by the Association, except as specifically provided herein.
- (a) The use of the Common Property shall be governed by the Declarant, until such time as he turns the Common Property over to the Association, after such time the use of the Common Property shall be governed by the Association. The Declarant, while in control of the Common Property, and thereafter the Association, shall have the authority to establish written policies for the use of the Common Property.
 - (b) Anyone who uses a portion of the Common Property hereunder shall assume, on behalf of himself/herself/themselves and his/her/their guests, occupants and family, all risks associated with the use of the Common Property and all liability for any damage or injury to any person or things as a result of such use. Neither the Declarant, nor Board, nor Association shall be liable for any damage or injury resulting from such use unless such damage or injury is caused solely by the willful acts or gross negligence of the Association, its agents or employees.
 - (c) Upon use of the fire pit(s) or grill(s), user must clean or removal all debris, ashes, burnt logs, etc. Trash shall not be deposited into the lake.
 - (d) The Lodge and Pool shall be used by Property Owners and their guests only and shall be opened between the hours of 10:00 am and 10:00 pm. The Declarant, at his discretion, shall implement "Standard Use" guidelines to follow while occupying this area. At no time may the Lodge or Pool be reserved and occupied for private events without the prior written consent of the Declarant or Association.
 - 1. Property Owners and their guest shall use this area at their own risk. No lifeguard shall monitor the pool.
 - 2. The kitchen/bar area shall be closed and locked by 10:00 pm.
 - 3. Property Owners and their guests shall be responsible for "cleaning up" and throwing out their own trash upon use.
 - 4. No loud or obnoxious music shall be played at any time.
 - 5. Owners will be limited to two (2) guests if the lodge and pool area are fully occupied.
 - 6. The pool will be winterized and closed during the winter and will reopen in the spring.
 - (e) The Lakeside Park, consisting of multiple sitting areas, grilling stations, pavilion, sundeck, swim platform, boat ramp, docs, etc., shall only be used by Property Owners and their guests. No section of the Lakeside Park may be reserved without prior written permission from the Declarant or Association.
 - (f) The community dock shall be used on a temporary basis. Lot Owners may leave their board tendered in a slip at the dock for overnight purposes if space is available, and is intended for use by those Lots that cannot have a private dock. The Declarant or Association may create a standard use protocol for use of the dock slips, to be implemented and observed by all



Lot Owners, if all the slips are consistently occupied.

- (g) At no time may a boat occupy a boat slip for more than twenty-four (24) hours.
 - (h) At no time may a boat occupy a boat slip unless the boat is owned by a Property Owner or the Declarant.
 - (i) No boats or personal watercrafts shall be tendered to the swim platform at any time.
 - (j) No boats or boat trailers may be parked in the parking area unless an unoccupied boat trailer parking spot is available. Boat trailer parking in the area is limited. At no time may a boat or trailer be parked there overnight.
 - (k) The Equestrian and Barn common area located between Lots 51 and 52, shall be used by Property Owners only. This area is intended to allow Property Owners to leave their horse for short periods of time. The Declarant or Association may create a standard use protocol, to be implemented and observed by all Property owners, if the equestrian area becomes fully occupied.
 - 1. Property Owners are required to "clean up" the barn and equestrian area, as needed, after use.
 - (l) The common areas shall not be occupied for overnight stays.
 - (m) Declarant or the Association may temporarily close the common areas for construction improvements and maintenance.
- 8.2 DECLARANT USE OF COMMON PROPERTY. Declarant shall be permitted full use and enjoyment of common property for so ever long as Declarant owns a Lot or property within the Thirteen Hundred subdivision.
- 8.3 EASE OF ENJOYMENT. The rights of access to and from the common property shall include the right of the benefitted parties to the use of said Common Property for recreational purposes, use of the subdivision roads, and the right to repair and maintain the same.
 - (a) Except as provided in 8.3, the benefit of the aforementioned easement right shall be ca covenant running with the land and appurtenant to the Ownership of lots within said subdivision, and may not be transferred, assigned or separately conveyed to any person, or entity which does not own title (equitable or legal) to one or more Lots within said subdivision.
- 8.4 TITLE TO COMMON PROPERTY. The roadways and Common Property shall be conveyed to the Association at any time Declarant desires, but in all events before Declarant conveys the last Lot owned in this subdivision. However, title shall be conveyed subject to the following covenant which shall be deemed to run with the land and shall be binding upon the Association, its successors and assigns:
 - (a) In order to preserve and enhance the property values and amenities of the development, the Common Properties and all facilities now or hereafter built or installed thereon shall at all times be maintained in good repair and condition. The maintenance and repair of the Common Properties shall include, but not be limited to the repair of damage to roadways, walkways, outdoor lighting, fences, decking, stone work, clubhouse repair, pool maintenance, and landscape maintenance.
 - (b) This section shall not be amended to reduce or eliminate the obligation for maintenance and repair of the Common Property.

ARTICLE NINE ENFORCEMENT AND DURATION

- 9.1 ENFORCEMENT. If the owner of the parcels or lots of Thirteen Hundred Subdivision violate any of the covenants set forth in this Declaration, it shall be lawful for any other person owning real property in the subdivision or the Association to prosecute any proceeding at law or in equity against any person or persons violation any of such covenants and either to prevent such Owner from so doing or to recover damages for such violations, or both.
- 9.2 AMENDMENT. The Covenants, restrictions, easements, reservations, terms and conditions contained in this declaration shall run with the land and shall be binding upon all Lot Owners and their heirs, successors and assigns, provided, however that the Declarant retains the absolute right to amend this declaration, as he may deem necessary, during the period Declarant is in control of the Association and all such amendments shall be binding upon all Lot Owners. Except as clearly stated in paragraph 9.3 or as otherwise provided in this Declaration, the Association shall have the right to amend these covenants once Declarant no longer controls the association by approval of the Owners of seventy-five percent of the Lots subject to this declaration; provided, however, that the parcels and Lots shall NOT be divided into smaller tracts than as shown on the plats of survey above referenced except as provided in paragraph 4.2 above and that the land designated as Common Property shall NOT be sold and shall not be sued for residential or commercial purposes during the duration of these covenants and restrictions. All amendments to the Declaration shall become effective upon recordation, unless a later effective date is specified in the amendment.
- 9.3 AMENDEMENTS AFFECTING DECLARANT. No amendment may remove, revoke, or modify any right or privilege of the Declarant without the written consent of the Declarant or the assignee of such right or privilege.
- 9.4 DURATION OF COVENANTS AND RESTRICTIONS. These covenants and restrictions shall run with said land and shall be



binding upon all portions and all persons claiming under them perpetually to the extent permitted by law. However, so long as Georgia law limits the period during which covenants restricting lands to certain uses may run, any covenant affected by the law shall run with and bind the land so long as permitted by the law, after which time the provisions shall be automatically extended for successive periods of twenty years, unless fifty-one percent of the persons owning parcels or lots execute a document to terminate the covenants containing a legal description of the entire area affected by the covenant, a list of all Owners affected by the covenant and a description of the covenant to be terminated or such other requirement as provided in O.C.G.A. 44-5-0. A written instrument reflecting any termination must be recorded no sooner than, but within two years immediately preceding the beginning of a twenty-year renewal period. Every purchaser or grantee of any interest (including, without limitation, a security interest) in any real property subject to these covenants, by acceptance of a deed or other conveyance, agrees that the covenants contained herein may be a deed or other conveyance, agrees that the covenants contained herein may be extended and renewed as provided in this Paragraph.

- 9.5 BINDING OF HEIRS, ETC. The terms and provisions of this agreement shall be binding upon and shall inure to the benefit of the Declarant and Owners and their respective heirs, administrators, executors, legal representatives, successors and assigns. Time is of the essence in each and every provision of these Agreements.

ARTICLE TEN RESERVATION BY DECLARANT OF EASEMENTS

- 10.1 Declarant hereby reserves unto Declarant, its heirs, successors and assigns, all necessary licenses, rights, privileges and easements over, under, upon, through and across the Property to, including without limitation,
- (i) use said Property for rights-of-way and easements to erect, install, maintain and use electric and telephone lines, wire, cables, conduits, water mains, pipes, and other suitable equipment for the conveyance and use of electricity, telephone equipment and service, cable, television, water or other public/private conveniences or subdivision utilities;
 - (ii) to access the Property for purposes of development and construction and
 - (iii) such other rights as may be reasonably necessary to complete in an orderly and economic manner the development of all present and future phases of Thirteen Hundred Subdivision; provided, however, that said reservation and right shall not be considered an obligation of Declarant to provide or maintain any such utility, development or service. Declarant also reserves the right to connect with and make use of the utility lines, wires, pipes, conduits, cable, television, sewers and drainage and other utility lines which may from time to time be in or along the streets and roads within the Property. All easement, rights-of-way, rights, licenses and privileges herein reserved in Declarant shall be binding upon the Property and shall inure to the benefit of Declarant, its heirs, successors and assigns until such time as Declarant has quit claimed all its interests in the Property by filing such quit claim document with the Clerk of Superior Court of Union County for purposes of recording same on the deed records of the county.

ARTICLE ELEVEN ANNEXATION OF ADDITIONAL PROPERTY

- 11.1 As the owner or, if not the owner, with the consent of the owner, Declarant shall have unilateral right, privilege, and option from time to time at any time until fifty (50) years after the recording of this Declaration to subject all or any portion of any property that the Declarant may own presently or in the future that borders Thirteen Hundred Subdivision as shown on the attached Exhibit "A", attached and made a part of this Declaration, to the provisions of this Declaration and the jurisdiction of the Association by filing for record in Union County Georgia, a Supplementary Declaration describing the property being annexed. Additionally, property owned presently or in the future by Scott Rye, individually or in a legal entity in which Scott Rye has an ownership interests that borders Thirteen Hundred Subdivision as shown on the attached Exhibit "A" shall be allowed to be annexed in accordance with all procedures as set forth. Any annexation shall be effective upon the filing for records of a Supplementary Declaration unless a different effective date is provided in the Supplementary Declaration. As long as covenants applicable to the real property previously subject to this Declaration are not changed and as long as rights of then Owners are not adversely affected, the Declarant may unilaterally amend this Declaration to reflect the different character of any annexed real property.
- 11.2 The rights reserved to Declarant to subject additional land to the Declaration shall not impose any obligation upon Declarant to subject any of such additional land to this Declaration or to the jurisdiction of the Association. If such additional land is not subject to this Declaration, Declarant's reserved rights shall not impose any obligation on Declarant to impose any covenants and restrictions similar to those contained in the Declaration upon the additional land.